

# **HOLWELL PARISH COUNCIL MEETING**

## **THURSDAY 2 SEPTEMBER 2021**

### **SCHEDULE**

#### **A PLANNING MATTERS**

##### **P/FUL/2021/01462 – ELSWORTH COURT, CROUCH LANE, HOLWELL, DORSET, DT9 5LP**

Erect single storey twin double garage and workshop (remove existing poly-tunnel frame)

*Comments by 6 August 2021. Holwell Parish Council has reviewed this application and makes the following points.*

##### Classification of land

*On first viewing the application Councillors were unclear whether all the land surrounding Elsworth Court forms a residential curtilage or is it, or some of it, still considered to be agricultural land? Please advise how the land is classified?*

##### Appropriateness of Use Class

*Having viewed the proposed elevations, it is clear that this building is not ancillary to the property. It stands alone away from the main building and has the appearance of a Class E(g)(iii) industrial unit rather than a garage associated with a domestic, 4 bed property.*

##### The Poly Tunnel

*The proposal to site this on the site of an unused poly tunnel is a red herring as the poly tunnel has not been used since 2014 when it was to be removed as part of a Planning Application*

*We assessed the potential harm that this application and its new structure would cause and would point you to the following:-*

##### Size and Placing in the landscape

*The dimensions of 1,300 sq. make this garage and its adjoining workshop and WC the size of a bungalow or small house.*

*The house built on this site under application WD/D/17/00081 is situated in a field that falls outside the traditional development area for Holwell but was granted as a Class MB/Q conversion.*

*The property figures very largely in the landscape and is very obvious as one approaches Crouch Hill, particularly at night.*

*The siting and position of further ancillary buildings within a green field would be a further intrusion into the rural surroundings resulting in harm to visual amenity, landscape character and to a further reduction of undeveloped greenfield land.*

##### Footpath

*There is a footpath N17/12 running along the side of the field in which Lower Elsworth sits and this structure would impact the view across the field.*

##### Overdevelopment

*Lower Elsworth is currently on the market and the sale brochure states that utilities have already been pre-laid in anticipation of building a garage block with workshop and gardener's WC and a separate summer house/home office. It is clear that further structures are proposed for this site which we would maintain is an overdevelopment of a rural field that would not have got permission had it not had a barn in it!*

##### Use of Lights

*The property currently has very bright outside lights which have an impact on residents including as far away as Barnes Cross, the other side of Holwell. Further lighting on this site would be unacceptable*

##### Recent precedent

*A recently completed development of two four bed houses each has a double garage. (see Pearce Properties).*

*In a recent Appeal Judgement relating to the applicant's application to build another house further down the field, the Inspector, Matthew Jones, noted that "Elsworth Court itself appears quite separate from the village in terms of distance, its siting within its large grounds, and its quasi-agricultural design. With its verdant, undeveloped and open character and treed, luxuriant roadside hedgerow, the site is a component of what is an attractive rural section of Crouch Lane before Holwell village is reached. The dwelling would be visible along the highway above the site's*

roadside boundary hedge, in particular from the lower section of Crouch Lane on approach from the north, and also potentially in passing through its proposed access.”

He noted that the domestic paraphernalia and parked vehicles that would likely populate its extensive grounds, (would be) to the detriment of the site’s undeveloped rural character.

He denied the appeal for the additional property on the grounds that the proposal would have an unacceptable effect on the character and appearance of the area.

**Holwell Parish Council believe that further building at this site will have a detrimental impact on the character of Holwell and particularly the rural outlook of this part of Crouch Lane and request that this application be refused.**

#### **WD/D/20/1878 – GUNVILLE HOUSE, GUNVILLE ROAD, HOLWELL, DT9 5LL**

Erection of one new dwelling

10.8.21 – Complaint put on enforcement website. - We write with reference to the property under construction in Holwell, adj Gunville House. WD/D/20/01878 was approved with certain conditions and condition 1 included a list of all drawings appertaining to the agreed construction including “Existing and proposed site section GL09 Rev B Dec 2020”. That shows in factual terms that the ridge height will be no more than the existing house to the west. The Planning Statement with the application states “The proposed property would be of similar height and scale to neighbouring properties to the West and East It is not. The ridge is considerably higher than Gunville House, and that without roof covering. The house should be constructed in accordance with the drawing referenced in the planning consent. That is a critical matter and one where enforcement is required. Parishioners have now made comments and also with some anger, and HPC look forward to DC action to remedy the breach of the Consent.

#### **P/FUL/2021/01649 MANOR FARM, STOCK HILL LANE, HOLWELL, DT9 5LD**

Change of use of agricultural land to domestic garden to erect garage with first floor store and home office.

Comments by 19 August 2021 - Holwell Parish Council have reviewed this application and do not object to the change of use and the erection of the garage with store and office. Regarding conditions, we would like to ensure that this building is only utilised at any time for purposes ancillary to the residential dwelling known currently as Manor Farm as development of a separate dwelling in this area would be contrary to the adopted local plan and to Holwell Neighbourhood Plan

#### **P/LBC/2021/01375 HOLWELL MANOR STOCK HILL LANE, HOLWELL, DORSET, DT9 5LE**

Erection of detached car port & garden wall with vehicle gates & pedestrian gate.

Comments by 20 August 2021 - Holwell Parish Council have reviewed this application and have no objections to the erection of the detached triple car port within the existing rear courtyard of the property

#### **P/HOU/2021/01376 HOLWELL MANOR, STOCK HILL LANE, HOLWELL, DORSET DT9 5LE**

Erection of detached car port and garden wall with vehicle gates and pedestrian gate.

Comments by 27 August 2021 - Holwell Parish Council have reviewed this application and have no objections to the erection of the detached triple car port within the existing rear courtyard of the property

### **B FINANCIAL MATTERS**

#### Invoices paid

CiLCA qualification (half cost)	=	£ 205.00	BACS 8.7.21
SLCC membership and books (half cost)	=	£ 157.45	BACS 8.7.21
Parish Clerk wages & Exps (Jun)	=	£ 243.59	BACS 8.7.21
NP - TSOHOST	=	£ 4.31	BACS 8.7.21

#### Invoices to be approved and paid

Half cost of CiLCA training	=	£ 142.50
Parish Clerk Wages & Exps	=	£ 234.00

#### Monies Received

Groundwork UK NP Grant	=	£ 1099.00
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#### Balance of Bank Accounts at 27 August 2021

Lloyds N1 Account	15,332.21
Lloyds N2 Account - N Plan	1,390.40
Lloyds N3 Account - CIL	9,240.00

## **C**      **CORRESPONDENCE**

- Town and Parish Council Members Allowances Review Survey – *to review and comment*
- Community Governance Review - information for town and parish councils – *to review and comment*
- Proposed Parking Charging Strategy report – *to review and comment*
- Bus Service Improvement Plan or Bus Back Better initiative – *to review and comment*
- Dorset rights of way development plan - The Dorset RoWIP describes how Dorset Council will manage and develop a right of way and greenspace over the following years. – *Clerk has confirmed correct contact details*
- Ironman – Sunday 19 September – *Date for your information*